

TOWN OF BLUFFTON, SOUTH CAROLINA CALHOUN STREET STUDY



Town Council Meeting
December 9, 2014

AGENDA

1. Scope of Project
2. Parking Analysis
3. Issues
4. Master Plan
Recommendations



SCOPE OF THE PROJECT

CALHOUN STREET STUDY

- A. Data Gathering and Base Map Preparation
- B. Public Preference Survey
- C. Traffic Study
- D. Opportunities and Constraints Report and Mapping
- E. Public Open House
- F. Public Workshop – June 14th
- G. Conceptual Plan
 - A. Conceptual Plan Development (Parking)
 - B. Client/Town Review (Parking)
 - C. Conceptual Plan refinement (Parking)
 - D. Client/Town Review/ Plan Revision (Parking)
- H. Public Meeting/Town Council Meeting (Parking)
- I. Final Plan
 - A. Plan and Civic Node design
 - B. Cost Opinion and Phasing Option Refinement/Cost by Phase
 - C. Client/Town Review/Plan revision
 - D. Production of Final Planning Documents
- J. Public Presentation



PARKING ANALYSIS

EXECUTIVE SUMMARY

Scenario 1A- Current Existing Town and Promenade Parking

(Including On Street Parking- May River Rd., Calhoun St., Bluffton Rd., Goethe Rd., and Bruin Rd., Oyster Factory Park future lot, Promenade, and First Baptist Church)

Parking provided	642 Spaces
Parking required	341 Spaces
Surplus at current requirement	301 Surplus Spaces
Compared to 1/400 SF	271 Surplus Spaces
Compared to 1/250 SF	25 Surplus Spaces

Scenario 1B- Estimated Build-Out with Existing Town and Promenade Parking

(Including On Street Parking- May River Rd., Calhoun St., Bluffton Rd., Goethe Rd., and Bruin Rd., Oyster Factory Park future lot, Promenade, and First Baptist Church)

Parking provided	642 Spaces
Parking required	573 Spaces
Surplus at current requirement	70 Surplus Spaces
Compared to 1/400 SF	16 Deficit Spaces
Compared to 1/250 SF	478 Deficit Spaces

PARKING TYPOLOGIES



PARKING AT EXISTING TOWN AND COUNTY FACILITIES



EXISTING STREET PARKING AND POTENTIAL ON STREET PARKING



MULTI-MODAL TRANSPORTATION



SHARED PARKING



PARKING ANALYSIS

EXECUTIVE SUMMARY

Scenario 2- Estimated Build-Out Total Town and Promenade Parking

(Including On Street Parking- May River Rd., Calhoun St., Bluffton Rd., Goethe Rd., and Bruin Rd., Oyster Factory Park future lot, Promenade, First Baptist Church, Town Hall, Elementary School, Bluffton Pool, MC Riley Sports Complex, and MC Riley Elementary School)

Parking provided	774 Spaces
Parking required	573 Spaces
Surplus at current requirement	202 Surplus Spaces
Compared to 1/400 SF	117 Surplus Spaces
Compared to 1/250 SF	346 Deficit Spaces

Scenario 3- Estimated Build-Out Total Town, Promenade, and Private Parking

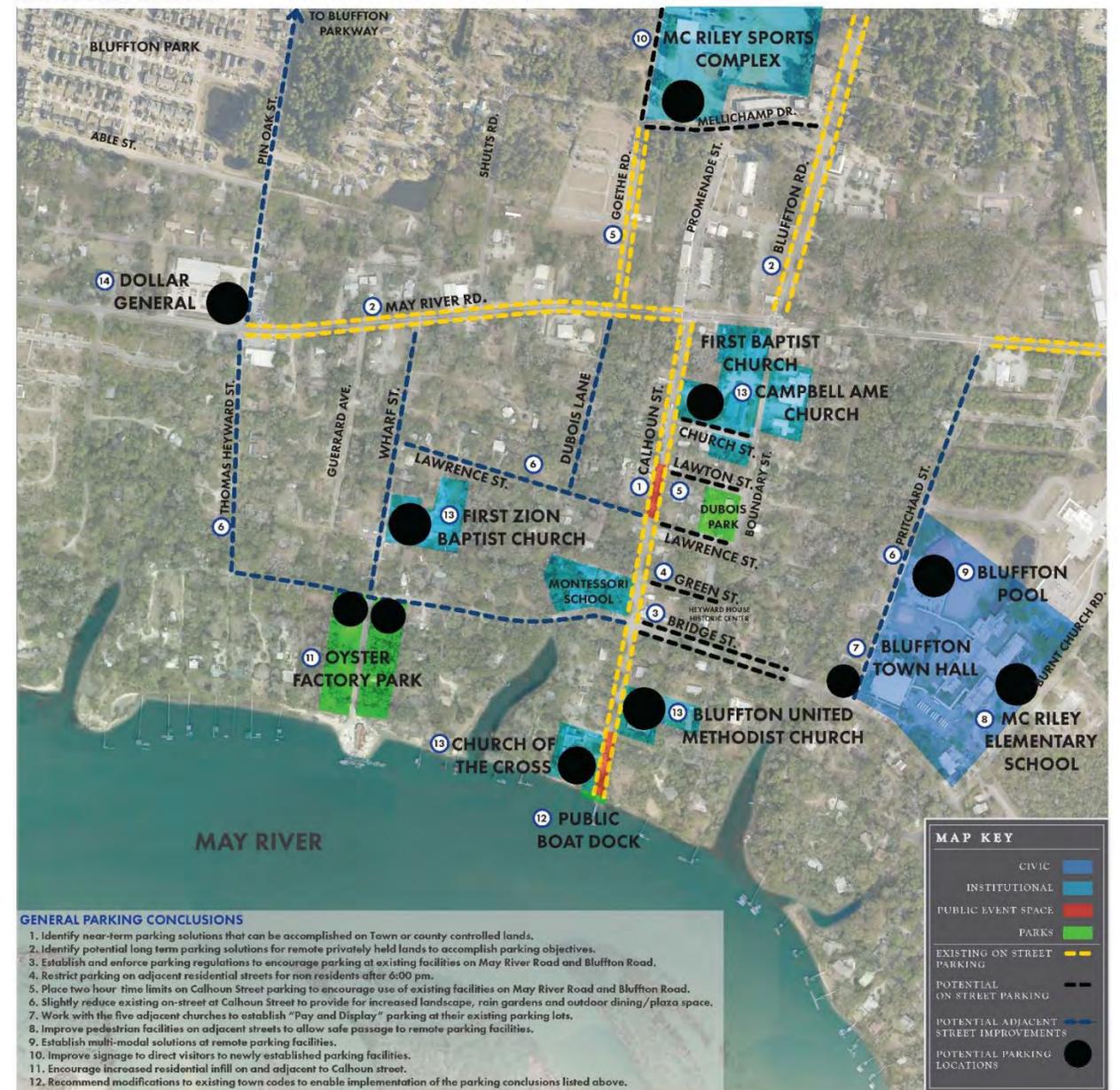
(Including On Street Parking- May River Rd., Calhoun St., Bluffton Rd., Goethe Rd., and Bruin Rd., Oyster Factory Park future lot, Promenade, First Baptist Church, Town Hall, Elementary School, Bluffton Pool, MC Riley Sports Complex, MC Riley Elementary School, United Methodist Church, Church of the Cross, Campbell Ame, and Dollar General)

Parking provided	1,000 Spaces
Parking required	573 Spaces
Surplus at current requirement	428 Surplus Spaces
Compared to 1/400 SF	343 Surplus Spaces
Compared to 1/250 SF	120 Deficit Spaces

PARKING TYPOLOGIES



PARKING AT EXISTING TOWN AND COUNTY FACILITIES EXISTING STREET PARKING AND POTENTIAL ON STREET PARKING MULTI-MODAL TRANSPORTATION SHARED PARKING



PARKING ANALYSIS

PARKING REQUIREMENTS

- **Current Parking Requirements**
 - 1/1,000 square feet (sf) of saleable/leasable area
 - 2 spaces/residential dwelling unit
- **Suburban Parking Requirement Standard (Typical)**
 - 1 space /250 square feet (sf) of saleable/leasable area
- **What is needed to make this work?**
 - Promote full use of existing parking on May River Rd. and Bluffton Rd.
 - Require turnover of parking spaces and limit employee parking
 - Provide supplemental parking for employees, special events and after 6 pm restaurant and bar traffic
 - Promote alternative modes of transportation (bicycle, pedestrian, transit)
 - Improve signage and wayfinding
 - Improved walkability and safety on side streets
 - Implement and enforce parking regulations
- **Why is 1/1,000 a good parking ratio?**
 - Promotes walkability/Reduces dependency on the car
 - Reduces sprawl and excess impervious surface
 - Supports the existing charm and character of Old Town



There is a lack of commercial delivery truck parking.



Parking demand increases during peak hours of lunchtime and dinnertime.



ISSUES

PARKING ISSUES

- Restaurants and bars create high demand for parking after 6 pm and on the weekends (peak hours)
- Existing parking on May River Rd. and Bluffton Rd. are underutilized during peak hours
- Peak hour parking occurs on adjacent residential streets
- Employees park in prime parking limiting user spaces and parking turnover
- Semi-remote parking areas such as the Oyster Factory Park, Town Hall and Bluffton Pool need walkability improvements such as lighting, signage, improved sidewalks and ADA compliance
- Special events generally work but could be more efficient with improved walkability, signage, utilization of remote parking areas and designated parking for truck/trailer parking



Existing public lots could be utilized for parking



Events such as the Farmer's Market increase parking demand



MASTER PLAN

RECOMMENDATIONS

- Implement streetscape improvements on Calhoun St. and adjacent streets including increased on street parking, ADA accessible sidewalks and crossings, signage, lighting, rain gardens, plantings, trees, and bicycle parking
 - Calhoun, Bridge (East of Calhoun), Green, Church, Lawton, Lawrence, Mellichamp
- Implement pedestrian circulation improvements on adjacent street including ADA accessible sidewalks and crossings, signage, and lighting
 - Bridge (West of Calhoun), Lawrence, Goethe, Dubois, Wharf, Pritchard
- Establish new policies for parking
 - Implement 2 hour time restrictions on Calhoun
 - Implement bicycle share program
 - Initiate reduced speed limits on May River Road and create vision for future improvements to maximize parking and walkability
 - Limit guest parking in residential areas after 6 pm

DRAFT MASTER PLAN



PEDESTRIAN IMPROVEMENTS



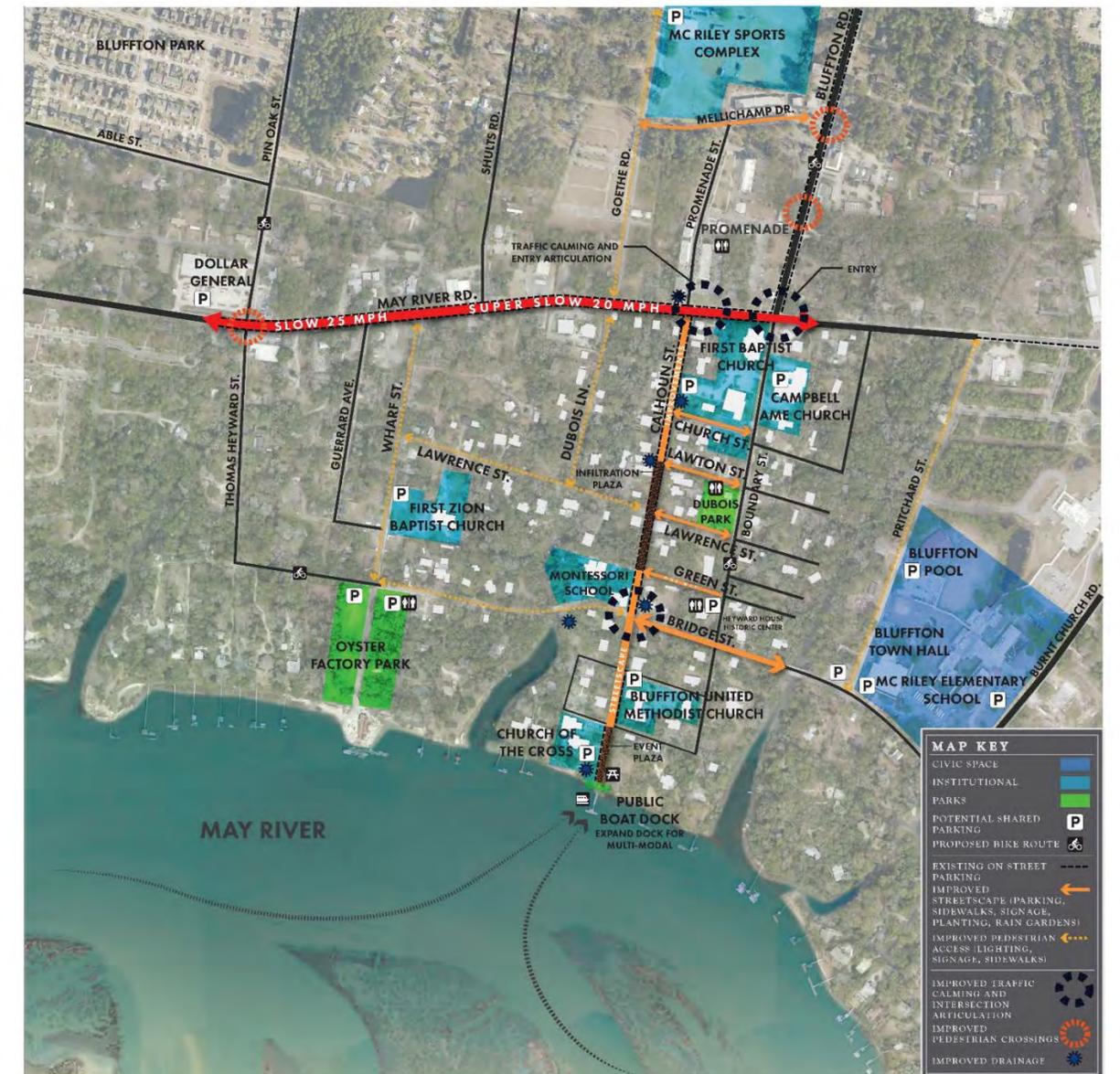
TRAFFIC CALMING



DRAINAGE IMPROVEMENTS



SHARED PARKING



MASTER PLAN

RECOMMENDATIONS

- Promote shared parking agreements with private lots for employee parking or public parking during peak hours
 - Churches
 - Dollar General
- Provide trolley/shuttle service and signage and wayfinding to remote, existing publicly owned lots
 - Bluffton Town Hall, MC Riley Elementary School, MC Riley Sports Complex, Bluffton Pool Parking Lot, Oyster Factory Parking, Calhoun Street Dock Parking
- Consider restricting required parking for development to not allow adjacent on-street parking to be counted to fulfill requirement
- Consider amending the current parking requirement for high intensity uses such as restaurants

DRAFT MASTER PLAN



PEDESTRIAN IMPROVEMENTS



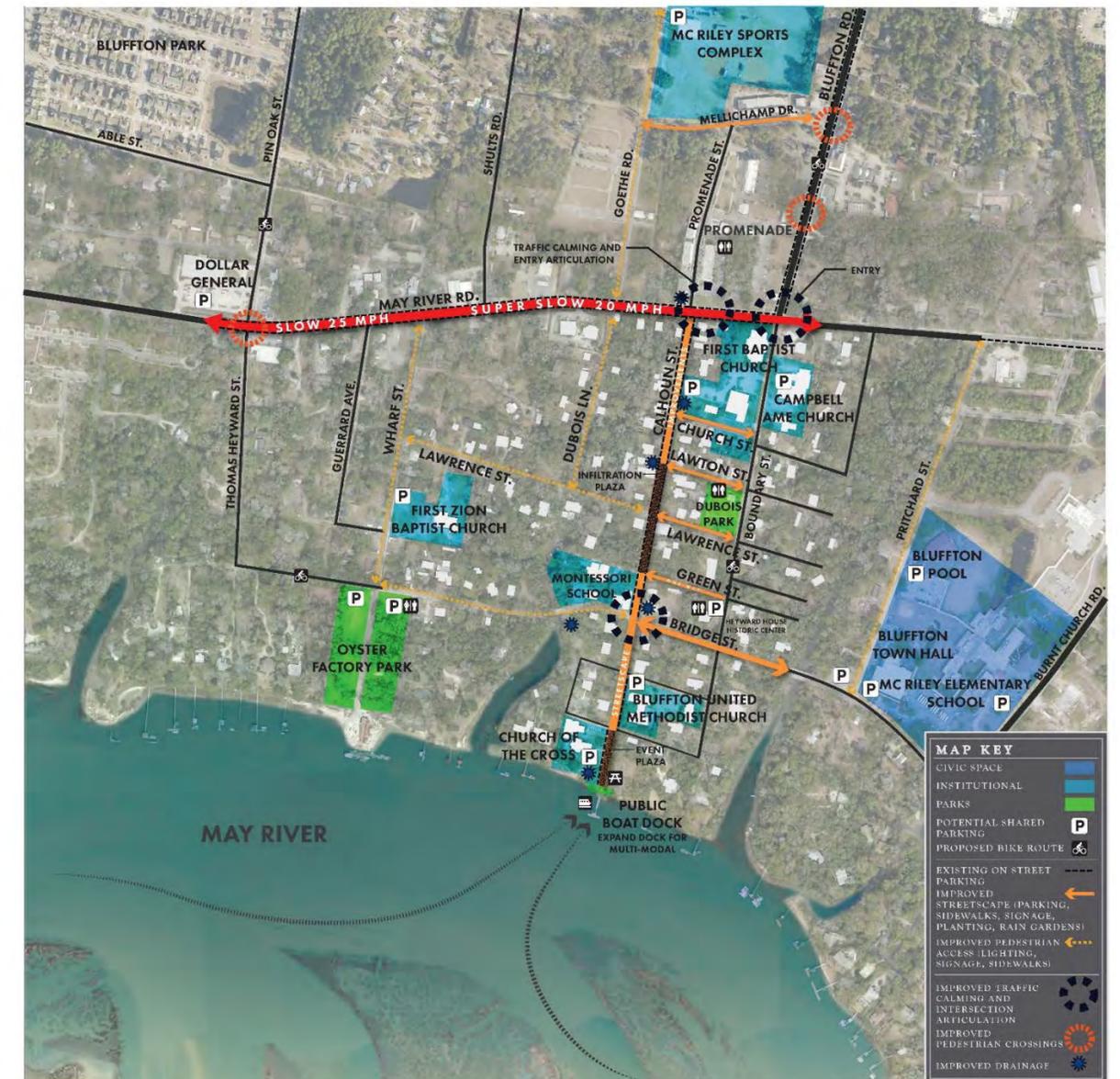
TRAFFIC CALMING



DRAINAGE IMPROVEMENTS



SHARED PARKING



MASTER PLAN

INTENSITY MAP

- Intense Use Areas
 - Promenade
 - Carson Cottages
 - Oyster Factory
 - Calhoun St. Public Dock

INTENSITY MAP



HIGH INTENSITY



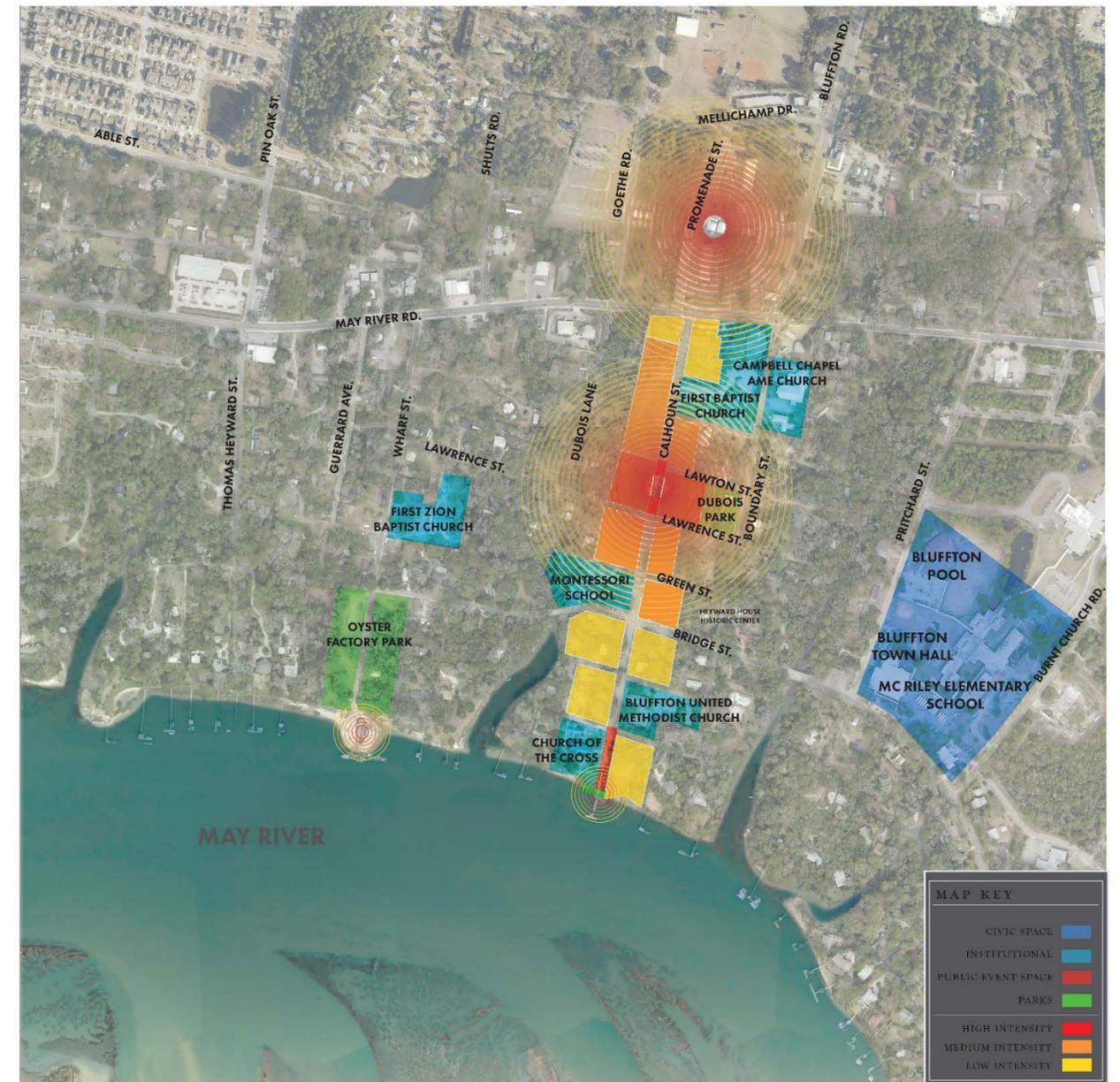
MEDIUM INTENSITY



LOW INTENSITY



CIVIC SPACE



MASTER PLAN

STREETSCAPE IMPROVEMENTS – CALHOUN ST. OPTIONS

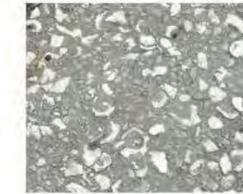
CALHOUN STREET - ANGLED CURB



Angled Curb Option
Brick or Tabby



Angled Curb Option
Granite and Brick



Tabby Sidewalk



Pervious Parking
Pavers

- Two 10' travel lanes with parallel parking on both sides
- Maintains historical character in some areas
- Planting buffer between 5' sidewalk and parking
- Preserve and restore existing palmettos
- Utilize pervious paver sidewalks at existing live oaks
- Remove center striping

CALHOUN STREET - VERTICAL CURB/RAIN GARDENS



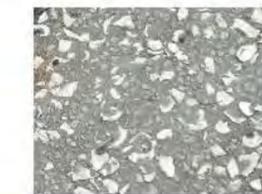
Signature Sidewalk
Pavers



Concrete Sidewalk



Bio Retention/Rain
Garden



Tabby Sidewalk

- Two 10' travel lanes with parallel parking/bulb outs and rain gardens on both sides
- Allows for additional pedestrian spaces
- Increases safety by reducing cross walk distances
- Allows for increased planting space
- Engineered rain garden serves as pilot project in signature locations/intersections
- Significantly increases water quality and reduces stormwater runoff
- Remove center striping



MASTER PLAN

STREETSCAPE IMPROVEMENTS – CALHOUN ST. OPTIONS

CALHOUN STREET @ PUBLIC DOCK- FLEXIBLE USE SPACE



Plaza Pavers Option- Flexible Event Space



Plaza Pavers Option- Flexible Event Space



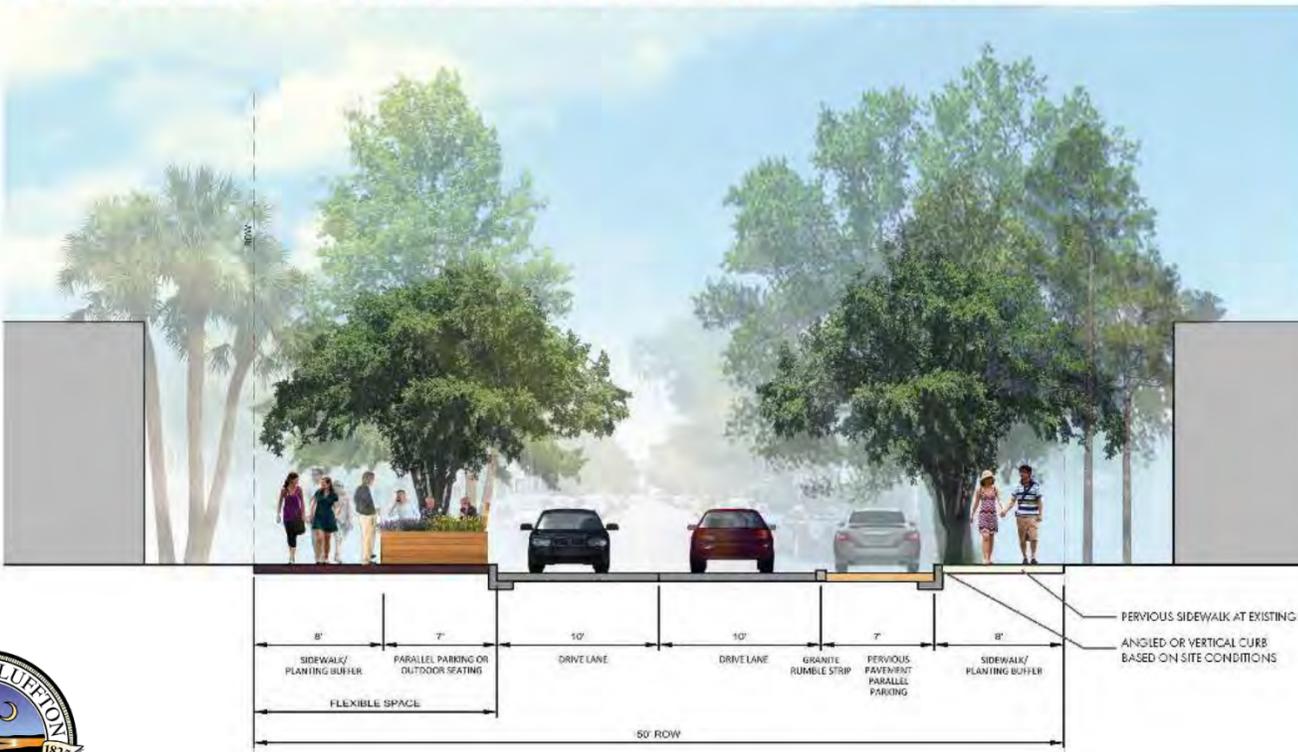
Brick Edge with Granite Fines Paving



Granite Edge

- Two 10' travel lanes with angled parking on one side and parallel parking on the other
- Works in conjunction with existing church/public parking
- No curb allows flexible open space for events near Public Dock
- Remove center striping
- Maintain flexibility to cordon off for public and church events
- Restrict public parking during church worship hours

CALHOUN STREET - OUTDOOR DINING



Pervious Parking Pavers



Concrete Sidewalk



Brick Pavers



Flexible Parking Area for Outdoor Dining

- Two 10' travel lanes with parallel parking on both sides
- Outdoor dining opportunities in some parking spaces allow for additional pedestrian space and planting
- Built in seating buffers against traffic and provides space for dining
- Include bicycle parking near parklets to cluster uses
- Remove center striping



MASTER PLAN

INTERSECTION ALTERNATIVES- MAY RIVER ROAD EXAMPLE

ALTERNATIVE 1- BULB OUTS



28%
more space for
pedestrians, planting
areas, and rain gardens



Bulb outs with plantings

41%
reduced crossing distance
from existing intersection

bulb outs extend into
Calhoun Street, providing a
pedestrian-oriented street

May River Road @ Calhoun Street | Bulb Outs With Additional Planting



MASTER PLAN

INTERSECTION ALTERNATIVES- MAY RIVER ROAD EXAMPLE

ALTERNATIVE 2- TRAFFIC TABLE



Traffic table

traffic table slows automobiles

highlights entry to Calhoun St. and Promenade St.

allows for potential creative paving design unique to Bluffton

May River Road @ Calhoun Street | Traffic Table



MASTER PLAN

INTERSECTION ALTERNATIVES- MAY RIVER ROAD EXAMPLE

ALTERNATIVE 3- ENHANCED PEDESTRIAN CROSSWALK



Enhanced crosswalks

opportunity for creative paving on crosswalk

maintains similar characteristics of existing roadway

May River Road @ Calhoun Street | Enhanced Pedestrian Crosswalk



CONCLUSION

RECOMMENDATIONS

- There is ample parking available throughout Old Town at the 1 space per 1,000 SF parking ratio
- There is a perceived lack of parking, however, existing parking is being underutilized due to lack of signage and awareness that additional parking exists
- It is recommended to create new policies, programs and projects to support the parking needs of Old Town
- As new policies, programs and projects are implemented, additional existing parking spaces can be made available to fill the perceived lack of parking



Streetscape improvements could include water quality measures such as rain gardens.



Adjacent streets could include additional pedestrian amenities to allow for safe passage within Old Town.



SUPPLEMENTAL INFORMATION

PARKING SCENARIO DATA



PARKING ANALYSIS

SCENARIO 1A- EXISTING TOWN & PROMENADE PARKING

Existing Parking Provided

On Street Parking	286
May River Rd, Calhoun St, Bluffton St, Goethe Rd, Bruin Rd.	
Public Parking Lots	128
Oyster Factory Park- 128 * Includes future lot	
Private Parking Lots	311
Promenade-226, First Baptist Church- 85 (+/- 1/400 SF)	
SUBTOTAL	725 Spaces
Minus Spaces Outside Walk Dist.	83
TOTAL	642 Spaces

Existing Parking Required

Calhoun St.	30
30,000 SF leasable area @ 1 space/1,000 SF	
Promenade	311
124,190 SF leasable area @ +/- 1 space/400 SF	
TOTAL	341 Spaces

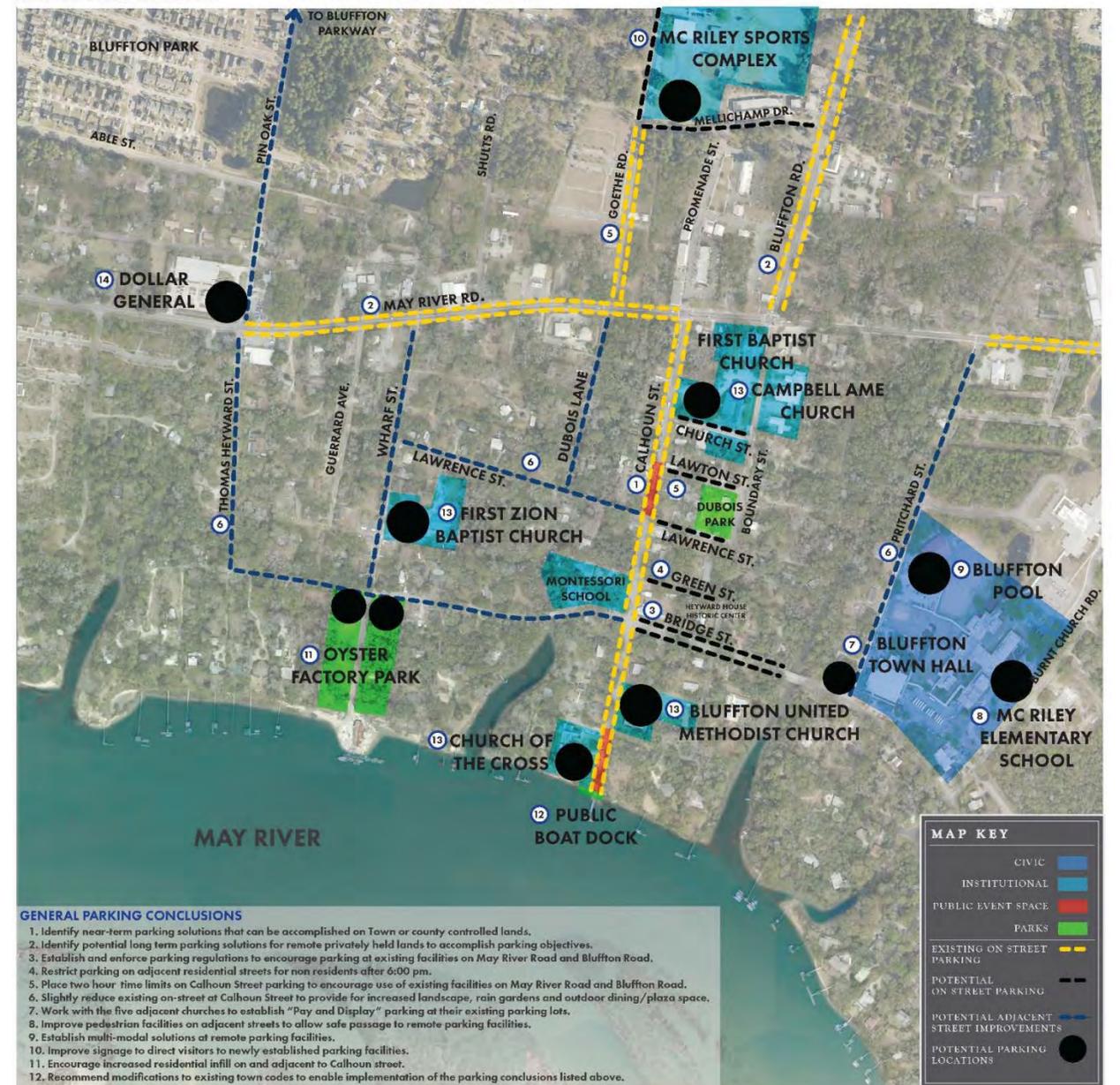
Summary

Parking at current requirement	301 Surplus
Parking at 1/400 SF	271 Surplus
Parking at 1/250 SF	25 Surplus

PARKING TYPOLOGIES



PARKING AT EXISTING TOWN AND COUNTY FACILITIES EXISTING STREET PARKING AND POTENTIAL ON STREET PARKING MULTI-MODAL TRANSPORTATION SHARED PARKING



PARKING ANALYSIS

SCENARIO 1B- ESTIMATED BUILD-OUT TOWN & PROMENADE PARKING

Existing Parking Provided

On Street Parking	286
May River Rd, Calhoun St, Bluffton St, Goethe Rd, Bruin Rd.	
Public Parking Lots	128
Oyster Factory Park- 128 * Includes future lot	
Private Parking Lots	311
Promenade-226, First Baptist Church- 85 (+/- 1/400 SF)	
SUBTOTAL	725 Spaces
Minus Spaces Outside Walk Dist.	83
TOTAL	642 Spaces

Estimated Build-Out Parking Required

Calhoun St.	85
85,000 SF leasable area @ 1 space/1,000 SF	
Promenade	488
195,000 SF leasable area @ +/- 1 space/400 SF	
TOTAL	573 Spaces

Summary

Parking at current requirement	70 Surplus
Parking at 1/400 SF	16 Deficit
Parking at 1/250 SF	478 Deficit

PARKING TYPOLOGIES



PARKING AT EXISTING TOWN AND COUNTY FACILITIES



EXISTING STREET PARKING AND POTENTIAL ON STREET PARKING



MULTI-MODAL TRANSPORTATION



SHARED PARKING



PARKING ANALYSIS

SCENARIO 2- ESTIMATED BUILD-OUT TOTAL TOWN & PROMENADE PARKING

* FACILITY'S AVAILABILITY LIMITED BY CURRENT USE

Existing Parking Provided

On Street Parking	286
May River Rd, Calhoun St, Bluffton St, Goethe Rd, Bruin Rd.	
Public Parking Lots	260
Oyster Factory Park- 128 *Includes future lot, Town Hall, Elementary School, Bluffton Pool, MC Riley Sports Complex, MC Riley Elementary School	
Private Parking Lots	311
Promenade-226, First Baptist Church- 85 (+/- 1/400 SF)	
SUBTOTAL	857 Spaces
Minus Spaces Outside Walk Dist.	83
TOTAL	774 Spaces

Estimated Build-Out Parking Required

Calhoun St.	85
85,000 SF leasable area @ 1 space/1,000 SF	
Promenade	488
195,000 SF leasable area @ +/- 1 space/400 SF	
TOTAL	573 Spaces

Summary

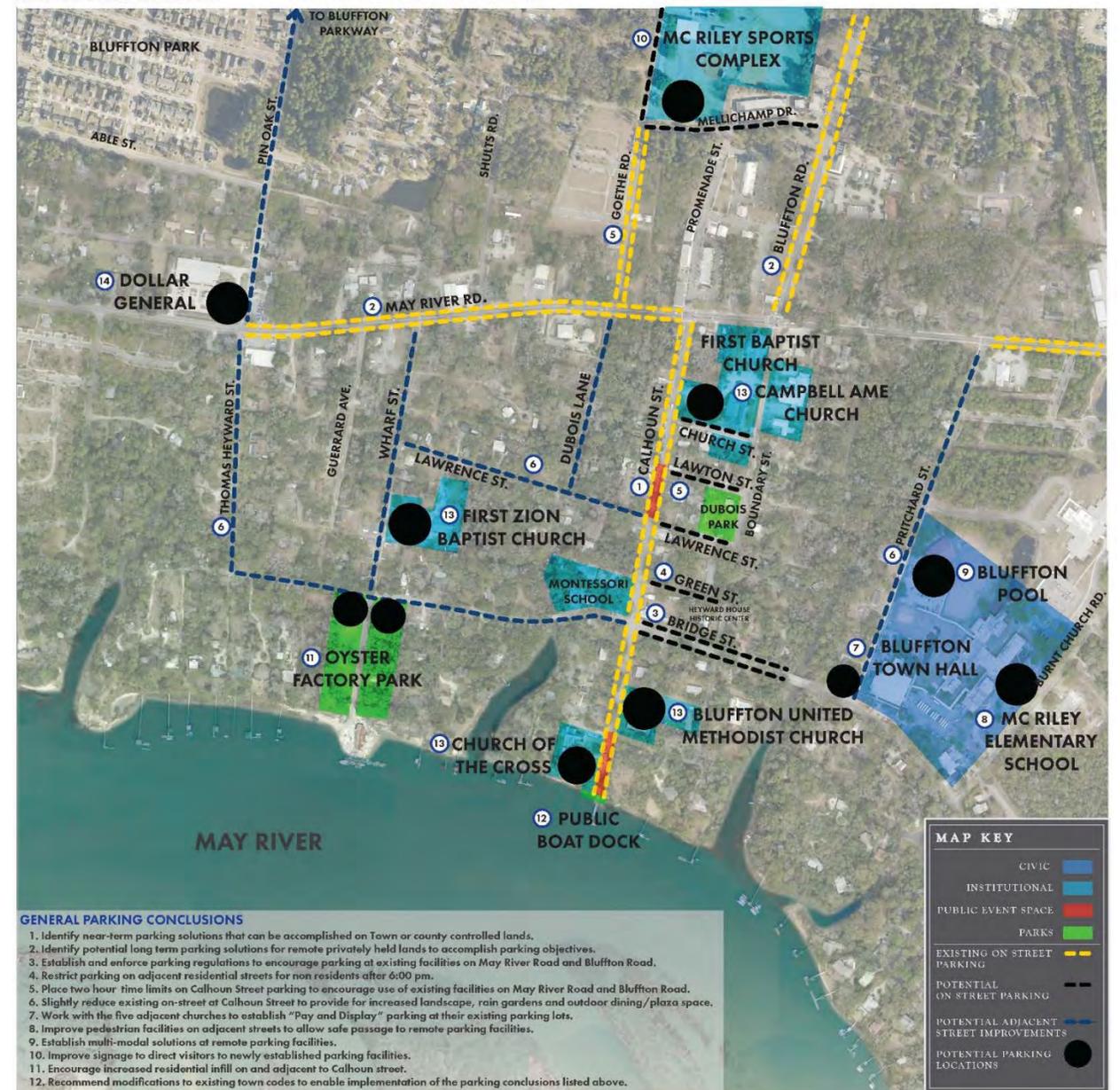
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Parking at 1/250 SF	346 Deficit



PARKING TYPOLOGIES



PARKING AT EXISTING TOWN AND COUNTY FACILITIES EXISTING STREET PARKING AND POTENTIAL ON STREET PARKING MULTI-MODAL TRANSPORTATION SHARED PARKING



PARKING ANALYSIS

SCENARIO 3- ESTIMATED BUILD-OUT TOTAL TOWN, PROMENADE, & PRIVATE PARKING

* FACILITY'S AVAILABILITY LIMITED BY CURRENT USE, INCLUDES NEARBY CHURCHES AND DOLLAR GENERAL

Existing Parking Provided

On Street Parking	286
May River Rd, Calhoun St, Bluffton St, Goethe Rd, Bruin Rd.	
Public Parking Lots	260
Oyster Factory Park- 128 * Includes future lot, Town Hall, Elementary School, Bluffton Pool, MC Riley Sports Complex, MC Riley Elementary School	
Private Parking Lots	537
Promenade, First Baptist Church, United Methodist Church, Church of the Cross, Campbell Ame, Dollar General (+/- 400 SF)	
SUBTOTAL	1,083 Spaces
Minus Spaces Outside Walk Dist.	83
TOTAL	1,000 Spaces

Estimated Build-Out Parking Required

Calhoun St.	85
85,000 SF leasable area @ 1 space/1,000 SF	
Promenade	488
195,000 SF leasable area @ +/- 1 space/400 SF	
TOTAL	573 Spaces

Summary

Parking at current requirement	428 Surplus
Parking at 1/400 SF	343 Surplus
Parking at 1/250 SF	120 Deficit



PARKING TYPOLOGIES



PARKING AT EXISTING TOWN AND COUNTY FACILITIES EXISTING STREET PARKING AND POTENTIAL ON STREET PARKING MULTI-MODAL TRANSPORTATION SHARED PARKING

